

# **I. Introduction**

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In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15089, the City of Los Angeles, the Lead Agency, must prepare a Final EIR before approving a project. The purpose of a Final EIR is to provide an opportunity for the lead agency to respond to comments made by the public and agencies regarding the Angels Landing Draft EIR. Pursuant to CEQA Guidelines Section 15132, this Final EIR includes revisions to the Draft EIR; a list of persons, organizations, and agencies that provided comments on the Draft EIR; and responses to significant environmental points and comments received during the statutory review period for the Draft EIR. In addition, the Final EIR includes a Mitigation Monitoring Program.

This Final EIR constitutes the second part of the EIR for the Project and is intended to be a companion to the Draft EIR. The Draft EIR for the Project, which circulated for public review and comment from January 14, 2021, through March 1, 2021, constitutes the first part of the EIR and is incorporated by reference and bound separately. (Refer to Volumes 1 through 9 of the Draft EIR).

## 1. Organization of the Final EIR

This Final EIR is organized into four main sections as follows:

**Section I. Introduction**—This section provides an introduction to the Final EIR, presents the contents of this Final EIR, summarizes the Final EIR public review process, and provides a summary of the proposed Project.

**Section II. Responses to Comments**—This section presents a matrix of the parties that commented on the Draft EIR and the issues that they raised. This matrix is followed by verbatim numbered copies of the comments followed by numbered responses to each of the written comments made regarding the Draft EIR. Copies of the full original comment letters are provided in Appendix FEIR-1 of this Final EIR.

**Section III. Revisions, Clarifications, and Corrections to the Draft EIR**—This section provides a list of revisions, clarifications, and correction that have been made to the Draft EIR for the Project based on comments received from the public and agencies.

**Section IV. Mitigation Monitoring Program (MMP)**—This section provides the full MMP for the Project. The MMP lists project design features and mitigation measures by environmental topic and identifies for each of the features and measures the applicable enforcement agency, monitoring agency, monitoring phase, monitoring frequency, and action indicating compliance.

This Final EIR also includes the following appendix:

**Appendix FEIR-1. Draft EIR Comment Letters**—This appendix to the Final EIR includes copies of all written comments received on the Draft EIR.

## 2. Project Summary

The Angels Landing Project (Project), which is proposed at 361 S. Hill Street, 332–358 S. Olive Street, 351–361 S. Hill Street, and 417–425 W. 4th Street in Downtown Los Angeles, would involve a two-tower mixed-use development consisting of: 180 residential for-sale condominium units; 252 residential apartments (including a mix of market rate and affordable units); two hotels with a combined total of 515 guest rooms, restaurants, ballrooms, meeting rooms, and amenities (fitness/spa); and 72,091 square feet of general commercial (retail/restaurant) uses. The proposed uses would be distributed through a series of terraced levels in a podium structure and two towers (Tower A and Tower B) that would be constructed above a three-level subterranean parking garage. The Project would also provide public and private open space areas and would retain the existing on-site Metro Pershing Square Station portal. In all, the Project would result in up to 1,269,150 square feet of floor area with a maximum floor area ratio (FAR) of up to 13:1. Tower A would include 63 floors with a building height of up to 854 feet. Tower B would include 42 floors with a building height of up to 494 feet. Excavation would occur to a depth of approximately 70 feet below ground surface as measured from the elevation of Hill Street adjacent the Project Site.

## 3. Public Review Process

In accordance with CEQA, the environmental review process for the Project commenced with solicitation of comments from identified responsible and trustee agencies, as well as interested parties on the scope of the Draft EIR, through a Notice of Preparation (NOP) process. The City prepared an Initial Study and circulated an NOP for public comment to the State Clearinghouse, Office of Planning and Research, responsible agencies, owners and occupants within a 500-foot radius of the Project Site, and other interested parties on March 29, 2019, for a 30-day review period. In addition, a public scoping meeting was conducted on April 9, 2019. The Initial Study, NOP, and NOP comment letters are included in Appendix A of the Draft EIR.

Consistent with the requirements of Sections 15087 and 15105 of the CEQA Guidelines, the Draft EIR was submitted to the State Clearinghouse, Office of Planning and Research and was circulated for public review commencing on January 14, 2021, and extending to March 1, 2021, consistent with CEQA's 45-day public comment period requirement. The Draft EIR was also made available for review on the City's website and at the Department of City Planning offices. Following the Draft EIR public comment period, this Final EIR has been prepared and includes responses to the comments raised regarding the Draft EIR.